File Box 11

QUITCLAIM DEED

BOOK 7611 PAGE 311

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Willia Martin Fitzgerald (NAME)	Willia Martin Fitzgerald (NAME)	105-9-380
908 Acklen Avenue (STREET ADDRESS OR ROUTE NUMBER)	908 Acklen Avenue (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Willia Fitzgerald, remainder man and Lee Ella Martin, life estate, by these presents do hereby quitclaim and convey unto Richard Manson, successors and assigns, all right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being the easterly 50 feet of the westerly 55 feet of Lot No. 30 on the Map of Waverly Land Company's Plan of Lots called Waverly Place, of record in Book 57, page 95, said Register's Office.

SAID part of Lot No. 30 fronts 50 feet on the northerly side Acklen, formerly Prospect, Avenue and runs back between parallel lines 225 feet to an alley.

BEING the same property conveyed to O. D. Marchbanks by deed from Sterling A. Swift and wife, Ethel Dickson Swift of record in Book 3129, page 511, said Register's Office, the O. D. Marchbanks having since died leaving the only sole heir, Lee Ell Martin, of record in Book 5120, page 637, said Register's Office.

BEING the same property conveyed by QuitClaim Deed from Lee Ella Martin to a life estate in Lee Ella Martin with the remainder to Willia Martin Fitzgerald in Fee Simple of record in book 5121 page 309 said Register's Office.

5348

IDENTIFICATION REFERENCE

JUL 27 3 35 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1780 07/27 0101 01CASH 6.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 0

Subscribed and sworn to before me, this the 25th day of July 1988

Affiant Willia Martin Fitzgerald

My commission expires: 9-11-90 (Affix Seal)

Notary Public Kay Ida Harris

NOTARY PUBLIC DAVIDSON CO. TENN.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this 25th day of July, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THIS INSTRUMENT WAS PREPARED BY:
Richard Manson
MANSON, JACKSON & ASSOCIATES
1314 Fifth Avenue North
Germantown Center, Suite 300
Nashville, TN 37208

Lee Ella Martin / John William Martin
Lee Ella Martin/John William Martin

Willia Martin Fitzgerald
Willia Martin Fitzgerald

Richard Manson, Trustee.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Lee Ella Martin, John William Martin, and Willia Martin the Bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of July, 1988.

Kaye Jeter Harris
Notary Public

My commission expires: 9-11-90

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Richard Manson, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of July, 1988.

Kaye Jeter Harris
Notary Public

My commission expires: 9-11-90

QUITCLAIM DEED

AND

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290